# TWO-YEAR INDEX

Volume 23, Number 1 through Volume 24, Number 4 Spring 1993 through Winter 1995

The index is divided into two sections: a topical index to articles and an alphabetical index to authors.

## TOPICAL INDEX TO ARTICLES

#### ACCOUNTING ISSUES

- A Current Value Measure for Corporate Real Estate. By William M. Zani. Vol. 23, No. 2 (Summer 1993), p. 44.
- Market Value Accounting for MBS Assets. By Edwin H. Duett. Vol. 24, No. 2 (Summer 1994), p. 79.

#### APPRAISAL

- Appraising Variable Rate Tax-Exempt Bond Financing. By Joseph M. Pedlow Vol. 23, No. 3 (Fall 1993), p. 33.
- Can Prestige Value Be Quantified? By Daniel Shefter. Vol. 23, No. 3 (Fall 1993), p. 41.
- Depreciation: Thoughts About the Cost Approach. By Charles B. Warren. Vol. 23, No. 2 (Summer 1993), p. 14.
- Estimating the Value of a Leased Fee Estate. By James Stotler. Vol. 24, No. 4 (Winter 1995), p. 41.
- Estimating Value in an Illiquid Market. By Charles B. Warren. Vol. 23, No. 1 (Spring 1993), p. 9.
- Factors Affecting the Value of Small Craft Harbors. By Charles B. Warren. Vol. 23, No. 4 (Winter 1994), p. 12.
- Market Analyses and Appraisals: Problems Persist. By Joseph Rabianski. Vol. 24, No. 4 (Winter 1995), p. 45.
- Predicting the Price of Office Buildings Using Regression Models. By Charles B. Warren. Vol. 23, No. 3 (Fall 1993), p. 10.
- Redesigning Appraisal Reports for Securitized Offerings. By Stephen T. Crosson and Charles G. Dannis. Vol. 23, No. 2 (Summer 1993), p. 35.
- The End of Appraisal. By Charles B. Warren. Vol. 24, No. 4 (Winter 1995), p. 77.

## **BROKERS AND BROKERAGE**

- Caveat Emptor or Caveat Broker? By Jacqueline S. Leung. Vol. 23, No. 2 (Summer 1993), p. 91.
- Residual Share Contracts for Compensating Buyer Brokers. By Peter F. Colwell. Vol. 24, No. 1 (Spring 1994), p. 82.
- Stimulating New Home Sales By Taking Older Houses in Trade. By Randall S. Guttery and C.F. Sirmans. Vol. 23, No. 2 (Summer 1993), p. 86.

#### COMMERCIAL PROPERTY

- Comparing Apartment and Office Investments. By Joseph Gyourko and Peter Linneman. Vol. 23, No. 2 (Summer 1993), p. 17.
- Disappearing Demand for Warehouse, Store, and Shopping Facilities. By William C. Wheaton and Raymond G. Torto. Vol. 23, No. 4 (Winter 1994), p. 53.
- Linking Particular Office Marketability to the Market. By Joseph Rabianski. Vol. 24, No. 3 (Fall 1994), p. 83.
- Making Optimal Space Renting Decisions. By Tapen Sinha. Vol. 24, No. 2 (Summer 1994), p. 71.
- Negotiating Office Lease Operating Cost Pass-Throughs. By Christoper D. Murtaugh and D. Albert Daspin. Vol. 23, No. 4 (Winter 1994), p. 62.
- Predicting the Price of Office Buildings Using Regression Models. By Charles B. Warren. Vol. 23, No. 3 (Fall 1993), p. 10
- Searching For the Bottom of the Office Market. By Patrick J. Corcoran. Vol. 23, No. 1 (Spring 1993), p. 15.
- Split Purchase Benefits Under Current Tax Law. By Rolf Auster and R. Dan Edwards. Vol. 24, No. 3 (Fall 1994), p. 65.
- The Explosion of Commercial Property Securitization. By Lawrence E. Fiedler and Lambert T. Devoe. Vol. 24, No. 4 (Winter 1995), p.

# COMPENSATION

- A Performance-Based Executive Compensation Structure for RE Pension Advisory Firms. By William T. Ferguson. Vol. 24, No. 2 (Summer 1994), p. 85.
- Compensation of REIT Senior Management—Paying for Future Performance. By William F. Ferguson and Michael A. Herzberg. Vol. 23, No. 4 (Winter 1994), p. 15.
- Compensation Retrospective for 1992. By William T. Ferguson. Vol. 23, No. 1 (Spring 1993), p. 12.
- Emerging Issues in Stock-Based Compensation Plans for REITs. By Carl Bruno. Vol. 24, No. 3 (Fall 1994), p. 90.
- Inadequacies of Pay-for-Performance Systems Among Homebuilders. By William J. Ferguson. Vol. 23, No. 3 (Fall 1993), p. 5.
- 1994 Compensation—Commercial Sector Improvement and Potential Residential Decline. By William F. Ferguson. Vol. 24, No. 1 (Spring 1994), p. 8.

- The Compensation of REIT CEOs Provides Inadequate Incentives. By Gregory L. Golz. Vol. 23, No. 2 (Summer 1993), p. 7.
- The 1990s: A Decade of Redesign for Executive Compensation. By Carl Bruno and Patty Mitchell. Vol. 24, No. 4 (Winter 1995), p. 80.

## CONDEMNATIONS AND TAKINGS

Regulatory Takings of Realty: The Income Tax Implications. By James A. Fellows. Vol. 24, No. 3 (Fall 1994), p. 55.

# CONSTRUCTION CONTRACTS

- Dispute Resolution in Construction and Real Estate. By James K. Hoenig and Keith W. Hunter. Vol. 23, No. 1 (Spring 1993), p. 79.
- Litigating About Unexpected Delays. By Andy Mintzer. Vol. 24, No. 2 (Summer 1994), p. 51.

#### CORPORATE REAL ESTATE

- A Current Value Measure for Corporate Real Estate. By William M. Zani. Vol. 23, No. 2 (Summer 1993), p. 44.
- Corporate Real Estate Service Needs Today. By Reginald J. Lorant. Vol. 23, No. 1 (Spring 1993), p. 29.
- 1994 Compensation—Commercial Sector Improvement and Potential Residential Decline. By William F. Ferguson. Vol. 24, No. 1 (Spring 1994), p. 8.
- Searching For the Bottom of the Office Market. By Patrick J. Corcoran. Vol. 23, No. 1 (Spring 1993), p. 15.
- The Negotiating Skills of Successful Corporate Managers. By Marcus F. Allen. Vol. 23, No. 4 (Winter 1994), p. 76.

#### DEVELOPMENT

- A Public Hearing as Theater. By Richard Simonson. Vol. 24, No. 3 (Fall 1994), p. 75.
- Building Subdivisions in Flood Hazard Areas. By Richard Simonson. Vol. 24, No. 4 (Winter 1995), p. 50.
- Dispute Resolution in Construction and Real Estate. By James K. Hoenig and Keith W. Hunter. Vol. 23, No. 1 (Spring 1993), p. 79.
- Filing a Subdivision Plan on the Land Records. By Richard Simonson. Vol. 23, No. 2 (Summer 1993), p. 75.
- Inadequacies of Pay-for-Performance Systems Among Homebuilders. By William J. Ferguson. Vol. 23, No. 3 (Fall 1993), p. 5.
- Instructive Real Estate Lessons from Bugsy. By Stephen E. Roulac. Vol. 23, No. 1 (Spring 1993), p. 62.
- Navigating the Wetlands. By Richard Simonson. Vol. 23, No. 1 (Spring 1993), p. 66.
- Tax Implications of Conservation Easements. By John B. Wright. Vol. 24, No. 2 (Summer 1994), p. 75.
- The Hobson's Choices of Urban Planners. By Thomas M. Parzinger. Vol. 24, No. 3 (Fall 1994), p. 79.

## **ECONOMIC ISSUES AND FORECASTS**

- Disappearing Demand for Warehouse, Store, and Shopping Facilities. By William C. Wheaton and Raymond G. Torto. Vol. 23, No. 4 (Winter 1994), p. 53.
- Real Estate's Flawed Paradigm: Stabilized Income. By Marissa Timm. Vol. 23, No. 4 (Winter 1994), p. 17.

- Riverboat Gaming Bonanza. By James R. Appel. Vol. 24, No. 2 (Summer 1994), p. 40.
- Searching For the Bottom of the Office Market. By Patrick J. Corcoran. Vol. 23, No. 1 (Spring 1993), p. 15.
- Strong Performance in Single-Family Homebuilding. By James J. Pugash. Vol. 23, No. 1 (Spring 1993), p. 83.
- The Long-Term Prospects of the REIT Market. By Joseph Gyourko. Vol. 24, No. 1 (Spring 1994), p. 42.
- Will Neighborhood Shopping Centers be Extinct By the Twenty-First Century? By Lawrence E. Fiedler and Nina M. Weissenberger. Vol. 24, No. 2 (Summer 1994), p. 45.

#### **ENVIRONMENTAL ISSUES AND LIABILITY**

- Appeals For Tax Relief Based on Environmental Contamination. By Michael F. Reilly. Vol. 14, No. 4 (Winter 1995), p. 25.
- Building Subdivisions in Flood Hazard Areas. By Richard Simonson. Vol. 24, No. 4 (Winter 1995), p. 50.
- Environmental Contamination and Title Conveyance. By Gregory G. Gosfield. Vol. 24, No. 2 (Summer 1994), p. 55.
- Lenders: Treat Green Issues Cautiously. By K. Mike Casey and Ross N. Dickens. Vol. 24, No. 2 (Summer 1994), p. 62.
- Navigating the Wetlands. By Richard Simonson. Vol. 23, No. 1 (Spring 1993), p. 66.
- Passing Back the Cost of Your Superfund Cleanup. By Roger F. Cox. Vol. 23, No. 2 (Summer 1993), p. 11.
- The Tax Benefits of Dedicating Open Space. By Richard Simonson. Vol. 24, No. 1 (Spring 1994), p. 61.

## FINANCING

- Acquiring and Financing Loan Portfolios. By Kenneth M. Jacobson. Vol. 24, No. 1 (Spring 1994), p. 21.
- Appraising Variable Rate Tax-Exempt Bond Financing. By Joseph M. Pedlow. Vol. 23, No. 3 (Fall 1993), p. 33.
- Book Review: Property Finance: International Perspective, Catuchi w/Rosenberg. By Herve A. Kevenides. Vol. 23, No. 1 (Spring 1993), p. 93.
- Commercial Mortgage Securitization: Capital Markets Fill a Void. By Brian Olasov. Vol. 24, No. 2 (Summer 1994), p. 18.
- Hedging Interest Rate Risk on Variable Rate Debt. By Robert A. Abbasi. Vol. 23, No. 3 (Fall 1993), p. 44.
- Real Estate Options. By Harris Ominsky. Vol. 24, No. 3 (Fall 1994), p. 62.
- Strategies for Financing Affordable Housing. By Philip Halpern. Vol. 24, No. 1 (Spring 1994), p. 47.
- The False Promises of Recourse Loans. By Stanley L. Iezman and Russell B. Arnold. Vol. 24, No. 3 (Fall 1994), p. 8.
- Wall Street: The New Take-Out Lender. By Michael P. Simondi. Vol 24, No. 3 (Fall 1994), p. 5.

## HOSPITALITY INDUSTRY

- Making a Case for Independent Hotel Operation. By Richard A. Warnick. Vol. 23, No. 3 (Fall 1993), p. 50.
- Rehabilitating Hotel Feasibility Studies. By Paul Beals. Vol. 24, No. 1 (Spring 1994), p. 58.
- Salvaging the Hotel Property By Chapter 11 Bankruptcy. By Thomas P. Sayer, Jr. Vol. 23, No. 3 (Fall 1993), p. 55.

#### **HUMAN RESOURCES**

- Corporate Real Estate Service Needs Today. By Reginald J. Lorant. Vol. 23, No. 1 (Spring 1993), p. 29.
- Critical Skills and the Real Estate Industry. By James M. Adams III and Charles C. Jett. Vol. 24, No. 3 (Fall 1994), p. 87.
- The Negotiating Skills of Successful Corporate Managers. By Marcus F. Allen. Vol. 23, No. 4 (Winter 1994), p. 76.

# INTEREST AND INTEREST RATES

Hedging Interest Rate Risk on Variable Rate Debt. By Robert A. Abbasi. Vol. 23, No. 3 (Fall 1993), p. 44.

#### INVESTMENT ANALYSIS

- A Current Value Measure for Corporate Real Estate. By William M. Zani. Vol. 23, No. 2 (Summer 1993), p. 44.
- Assessing Timberland Investment Performance. By Jon P. Caulfield. Vol. 24, No. 1 (Spring 1994), p. 76.
- Can Prestige Value Be Quantified? By Daniel Shefter. Vol. 23, No. 3 (Fall 1993), p. 41.
- Cap Rate Valuation Must Yield to Intensive Multi-Factor Analysis. By Donald N. Liteplo. Vol. 24, No. 3 (Fall 1994), p. 36.
- Determining Investment Value in an Illiquid Market. By Robert M. Gorlow and David M. Parr. Vol. 23, No. 4 (Winter 1994), p. 24.
- Determining the Discount Rate From A CAPM Equation. By Paul F. DeCain. Vol. 24, No. 3 (Fall 1994), p. 33.
- Duration: A Measure of the Risk of Real Estate Lease Transactions. By Kenneth A. Posner. Vol. 24, No. 3 (Fall 1994), p. 24.
- Hurdle Rates and Investment Analysis. By William C. Handorf and J. Minor Sachlis. Vol. 23, No. 4 (Winter 1994), p. 36.
- In Defense of DCF Analysis. By Brad Tebow. Vol. 24, No. 3 (Fall 1994), p. 43.
- Inflation, the Depreciation Tax Shelter, and Reinvestment. By Larry Kreiser and Jennifer Yih-Ling Lu. Vol. 23, No. 2 (Summer 1993), p. 56.
- Is There Any Cash in Cash Flow? By Lawrence E. Fiedler and Stephen Petuck. Vol. 23, No. 3 (Fall 1993), p. 12.
- Periodic Performance Evaluation. By Robert B. Murray III and Robert W. Owens. Vol. 24, No. 3 (Fall 1994), p. 50.
- Real Estate's Flawed Paradigm: Stabilized Income. By Marissa Timm. Vol. 23, No. 4 (Winter 1994), p. 17.
- Rehabilitating Hotel Feasibility Studies. By Paul Beals. Vol. 24, No. 1 (Spring 1994), p. 58.
- Tax Aspects of Acquiring Business or Investment Real Estate. By Leonard G. Weld, Charles E. Price, and Charles P. Edmonds. Vol. 24, No. 1 (Spring 1994), p. 27.

#### INVESTMENT OVERSEAS

- Book Review: Property Finance: International Perspective, Catuchi w/Rosenberg. By Herve A. Kevenides. Vol. 23, No. 1 (Spring 1993), p. 93.
- Is Central London's Office Market Poised for Recovery? By Leonard Sahling. Vol. 23, No. 3 (Fall 1993), p. 63.
- Leasing Real Estate in the Russian Federation. By James P. Verscaj. Vol. 23, No. 3 (Fall 1993), p. 70.
- Tax Treatment of Owner-Occupied Housing: An International Comparison. By John F. McDonald. Vol. 24, No. 4 (Winter 1995), p. 69.

## INVESTMENT STRATEGIES

- Alternative Minimum Tax: The 1993 Tax Law and Real Estate Investment. By Mary Beth Throneberry and Robert D. Hayes. Vol. 24, No. 2 (Summer 1994), p. 29.
- Contrarian Investments and Real Estate Profits. By Joseph J. Ori. Vol. 23, No. 4 (Winter 1994), p. 49.
- Making Optimal Space Renting Decisions. By Tapen Sinha. Vol. 24, No. 2 (Summer 1994), p. 71.
- Passive Activity May Now Be Active—If the Investor is Not Too Passive. By Edward I. Foster. Vol. 23, No. 4 (Winter 1994), p. 9.
- Real Estate's Role in an Investment Portfolio. By John H. Hand, Charles P. Edmonds III, and William T. Anglyn. Vol. 24, No. 2 (Summer 1994), p. 13.
- Why Diversification Doesn't Work. By Donald A. King, Jr. and Michael S. Young. Vol. 24, No. 2 (Summer 1994), p. 6.
- The Securitization of Institutional Real Estate Investments. By Robert M. Gorlow, David M. Parr, and Louis W. Taylor. Vol. 23, No. 1 (Spring 1993), p. 22.

## INVESTOR ATTITUDES

- Comparing Apartment and Office Investments. By Joseph Gyourko and Peter Linneman. Vol. 23, No. 2 (Summer 1993), p. 17.
- The Difficulties of Periodic Performance Evaluation. By Robert W. Owens. Vol. 23, No. 2 (Summer 1993), p. 50.
- The Elements of a Real Estate Investor's Aspired Rate of Return. By Lawrence E. Fiedler and Mark D. Janda. Vol. 23, No. 1 (Spring 1993), p. 42.

## LAND INVESTMENT AND DEVELOPMENT

- Assessing Timberland Investment Performance. By Jon P. Caulfield. Vol. 24, No. 1 (Spring 1994), p. 76.
- Optimizing Land Use in Multiuse Projects. By Ehud Mouchly and Richard Peiser. Vol. 23, No. 2 (Summer 1993), p. 79.

## LAND USE REGULATION AND DEVELOPMENT

- A Public Hearing as Theater. By Richard Simonson. Vol. 24, No. 3 (Fall 1994), p. 75.
- Filing a Subdivision Plan on the Land Records. By Richard Simonson. Vol. 23, No. 2 (Summer 1993), p. 75.
- Navigating the Wetlands. By Richard Simonson. Vol. 23, No. 1 (Spring 1993), p. 66.
- Tax Implications of Conservation Easements. By John B. Wright. Vol. 24, No. 2 (Summer 1994), p. 75.

## LEASES, LEASEHOLDS, AND LEASE NEGOTIATIONS

- Airport Retailing Is About To Take Off. By Marc K. Henegar. Vol. 23, No. 4 (Winter 1994), p. 57.
- Averting the Consequences of Tenant Bankruptcy. By Edward A. Cherry and Dean M. Gloster. Vol. 23, No. 1 (Spring 1993), p. 37.
- Duration: A Measure of the Risk of Real Estate Lease Transactions. By Kenneth A. Posner. Vol. 24, No. 3 (Fall 1994), p. 24.
- Effective Rent as a Measure of Tenant Negotiating Leverage. By Kenneth A. Posner. Vol. 23, No. 3 (Fall 1993), p. 25.
- Leasing Real Estate in the Russian Federation. By James P. Verscaj. Vol. 23, No. 3 (Fall 1993), p. 70.
- Making Landlords Accountable for CAM Charges. By Jeffrey H. Newman, Esq. Vol. 23, No. 4 (Winter 1994), p. 72.

- Negotiating Build-Out Allowances. By John de Clef Piñeiro. Vol. 23, No. 4 (Winter 1994), p. 67.
- Negotiating Office Lease Operating Cost Pass-Throughs. By Christopher D. Murtaugh and D. Albert Daspin. Vol. 23, No. 4 (Winter 1994), p. 62.
- Rethinking the Agenda: Prelease Negotiation of Business Terms. By John de Clef Piñeiro. Vol. 24, No. 4 (Winter 1995), p. 37.
- The Small-Store Tenant's Guide to Shopping Center Leases. By David W. Barron. Vol. 24, No. 4 (Winter 1995), p. 29.

#### LENDERS.

- Acquiring and Financing Loan Portfolios. By Kenneth M. Jacobson. Vol. 24, No. 1 (Spring 1994), p. 21.
- Assessing the Risks for New Real Estate Loans. By Patrick J. Corcoran. Vol. 24, No. 1 (Spring 1994), p. 10.
- Balancing the Pain and the Gain: Lender Participation in Workouts. By David R. Dlugie and Kenneth M. Jacobson. Vol. 23, No. 1 (Spring 1993), p. 32.
- Converting Mortgage Rates and Closing Costs in Real Interest Rates. By Eugene O. Poindexter. Vol. 23, No. 1 (Spring 1993), p. 89.
- Do RICO Laws Threaten Innocent Lenders and Lienholders? By Karen E. Lahey and Robert J. Shedlarz. Vol. 23, No. 3 (Fall 1993), p. 92.
- Forgive Us Our Debts: The Nonrecourse Bargain. By David Fleischer, Joseph W. Sprouls, and Steward Klein. Vol. 24, No. 2 (Summer 1994), p. 25.
- Lender Responses to Troubled Loans. By Lester M. Bliwise, Paul N. Watterson, Jr., and Robert M. Denicola. Vol. 23, No. 3 (Fall 1993), p. 59.
- Lenders: Treat Green Issues Cautiously. By K. Mike Casey and Ross N. Dickens. Vol. 24, No. 2 (Summer 1994), p. 62.
- Mortgage Loan Structures for the 1990s. By Joshua Stein. Vol. 24, No. 1 (Spring 1994), p. 15.
- The False Promises of Recourse Loams. By Stanley L. lezman and Russell B. Arnold. Vol. 24, No. 3 (Fall 1994), p. 8.
- Wall Street: The New Take-out Lender. By Michael P. Simondi. Vol 24, No. 3 (Fall 1944), p. 5.

## **MARKETING AND MARKET RESEARCH**

- Airport Retailing Is About To Take Off. By Marc K. Henegar. Vol. 23, No. 4 (Winter 1994), p. 57.
- Apartment Market Investment Update. By John Oharenko and Michael Zink. Vol. 23, No. 3 (Fall 1993), p. 21.
- Linking Particular Office Marketability to the Market. By Joseph Rabianski. Vol. 24, No. 3 (Fall 1994), p. 83.
- Market Analyses and Appraisals: Problems Persist. By Joseph Rabianski. Vol. 24, No. 4 (Winter 1995), p. 45.
- Will Neighborhood Shopping Centers be Extinct By the Twenty-First Century? By Lawrence E. Fiedler and Nina M. Weissenberger. Vol. 24, No. 2 (Summer 1994), p. 45.

## MORTGAGES

- Commercial Mortgage Securitization: Capital Markets Fill a Void. By Brian Olasov. Vol. 24, No. 2 (Summer 1994), p. 18.
- Converting Mortgage Rates and Closing Costs in Real Interest Rates. By Eugene O. Poindexter. Vol. 23, No. 1 (Spring 1993), p. 89.

- Forgive Us Our Debts: The Nonrecourse Bargain. By David Fleischer, Joseph W. Sprouls, and Stewart Klein. Vol. 24, No. 2 (Summer 1994), p. 25.
- Mortgage Loan Structures for the 1990s. By Joshua Stein. Vol. 24, No. 1 (Spring 1994), p. 15.
- When to Prepay a Home Mortgage. By Rolf Auster. Vol. 24, No. 1 (Spring 1994), p. 70.

#### OWNERSHIP FORMS

The Limitations of Limited Liability Companies. By Georgette O. Poindexter. Vol. 23, No. 4 (Winter 1994), p. 82.

## PARTNERSHIPS AND JOINT VENTURES

- Abandoning the Partner-Ship. By Edward I. Foster. Vol. 23, No. 3 (Fall 1993), p. 7.
- Acquiring and Financing Loan Portfolios. By Kenneth M. Jacobson. Vol. 24, No. 1 (Spring 1994), p. 21.
- High Yields From Public/Private Multifamily Ventures. By Jerrold L. Miller. Vol. 24, No. 2 (Summer 1994), p. 66.
- How Much is the Business Worth? By Thomas M. Tole, Sammy O. McCord, and Charles P. Edmonds. Vol. 23, No. 2 (Summer 1993), p. 39.
- Tax Advantages of a Split Purchase Partnership. By Rolf Auster, Lowell J. Cramer, and Paul C. Lau. Vol. 23, No. 3 (Fall 1993), p. 85.
- The Limitations of Limited Liability Companies. By Georgette O. Poindexter. Vol. 23, No. 4 (Winter 1994), p. 82.

#### PENSION FUNDS, COMMINGLED FUNDS, AND TRUSTS

A Performance-Based Executive Compensation Structure for RE Pension Advisory Firms. By William T. Ferguson and Carl Bruno. Vol. 24, No. 2 (Summer 1994), p. 85.

# PORTFOLIOS AND PORTFOLIO THEORY

- Determining the Discount Rate From A CAPM Equation. By Paul F. DeCain. Vol. 24, No. 3 (Fall 1994), p. 33.
- Real Estate's Role in an Investment Portfolio. By John H. Hand, Charles P. Edmonds III, and William T. Anglyn. Vol. 24, No. 2 (Summer 1994), p. 13.
- Why Diversification Doesn't Work. By Donald A. King, Jr. and Michael S. Young. Vol. 24, No. 2 (Summer 1994), p. 6.

# PROPERTY MANAGEMENT

- Making Optimal Space Renting Decisions. By Tapen Sinha Vol. 24, No. 2 (Summer 1994), p. 71.
- Selecting a Property Management Firm. By Eileen Pacetti and Joseph S. Rabianski. Vol. 23, No. 2 (Summer 1993), p. 70.

## **REAL ESTATE LAW**

- Abandoning the Partner-Ship. By Edward I. Foster. Vol. 23, No. 3 (Fall 1993), p. 7.
- Dispute Resolution in Construction and Real Estate. By James K. Hoenig and Keith W. Hunter. Vol. 23, No. 1 (Spring 1993), p. 79.
- Do RICO Laws Threaten Innocent Lenders and Lienholders? By Karen E. Lahey and Robert J. Shedlarz. Vol. 23, No. 3 (Fall 1993), p. 92.
- Forfeiture of Real Estate. By Edward I. Foster. Vol. 23, No. 1 (Spring 1993), p. 6.
- Litigating About Unexpected Delays. By Andy Mintzer. Vol. 24, No. 2 (Summer 1994), p. 51.

Passing Back The Cost of Your Superfund Cleanup. By Roger F. Cox. Vol. 23, No. 2 (Summer 1993), p. 11.

#### REAL ESTATE SECURITIES (See also REITS AND REMICS)

- Case Study of a Mixed-Property REMIC. By Joe J. Crawford. Vol. 24, No. 3 (Fall 1994), p. 71.
- Commercial Mortgage Securitization: Capital Markets Fill a Void. By Brian Olasov. Vol. 24, No. 2 (Summer 1994), p. 18.
- Conduit Programs: Fad or Future of Commercial Real Estate Lending. By Avi Goldstein. Vol. 24, No. 4 (Winter 1995), p. 18.
- Market Value Accounting for MBS Assets. By Edwin H. Duett. Vol. 24, No. 2 (Summer 1994), p. 79.
- Redesigning Appraisal Reports for Securitized Offerings. By Stephen T. Crosson and Charles G. Dannis. Vol. 23, No. 2 (Summer 1993), p. 35.
- The Explosion of Commercial Property Securitization. By Lawrence E. Fiedler and Lambert T. Devoe. Vol. 24, No. 4 (Winter 1995), p. 5.
- The Securitization of Institutional Real Estate Investments. By Robert M. Gorlow, David M. Parr and Louis W. Taylor. Vol. 23, No. 1 (Spring 1993), p. 22.
- Wall Street: The New Take-out Lender. By Michael P. Simondi. Vol 24, No. 3 (Fall 1944), p. 5.

## REITS AND REMICS (See also REAL ESTATE SECURITIES)

- Case Study of a Mixed-Property REMIC. By Joe J. Crawford. Vol. 24, No. 3 (Fall 1994), p. 71.
- Compensation of REIT Senior Management-Paying for Future Performance. By William F. Ferguson and Michael A. Herzberg. Vol. 23, No. 4 (Winter 1994), p. 15.
- Emerging Issues in Stock-Based Compensation Plans for REITs. By Carl Bruno. Vol. 24, No. 3 (Fall 1994), p. 90.
- REITs and the Revenue Reconciliation Act of 1993. By David Richmann. Vol. 24, No. 2 (Summer 1994), p. 35.
- Some Caveats About REITs. By Christopher E. Lec. (Letter to the Editor) Vol. 24, No. 4 (Winter 1995), p. 3.
- The Compensation of REIT CEOs Provides Inadequate Incentives. By Gregory L. Golz. Vol. 23, No. 2 (Summer 1993), p. 7.
- The Explosion of Commercial Property Securitization. By Lawrence E. Fiedler and Lambert T. Devoe. Vol. 2, No. 4 (Winter 1995), p. 5.
- The Geographic Distribution of REIT Properties. By Meg P. Holden and Kim G. Redding. Vol. 24, No. 1 (Spring 1994), p. 33.
- The Long-Term Prospects of the REIT Market. By Joseph Gyourko. Vol. 24, No. 1 (Spring 1994), p. 42.

## RESIDENTIAL PROPERTY AND HOUSING

- Apartment Market Investment Update. By John Oharenko and Michael Zink. Vol. 23, No. 3 (Fall 1993), p. 21.
- High Yields From Public/Private Multifamily Ventures. By Jerrold L. Miller. Vol. 24, No. 2 (Summer 1994), p. 66.
- 1994 Compensation—Commercial Sector Improvement and Potential Residential Decline. By William F. Ferguson. Vol. 24, No. 1 (Spring 1994), p. 8.
- Selling a Principal Residence in a Slow Market Poses Complex Tax Choices. By Edward I. Foster. Vol. 24, No. 2 (Summer 1994), p. 81.

- Stimulating New Home Sales By Taking Older Houses in Trade. By Randall S. Guttery and C.F. Sirmans. Vol. 23, No. 2 (Summer 1993), p. 86.
- Strategies for Financing Affordable Housing. By Philip Halpern. Vol. 24, No. 1 (Spring 1994), p. 47.
- Strong Performance in Single-Family Homebuilding. By James J. Pugash. Vol. 23, No. 1 (Spring 1993), p. 83.
- Tax Treatment of Owner-Occupied Housing: An International Comparison. By John F. McDonald. Vol. 24, No. 4 (Winter 1995), p. 69.
- The Economics of Nonprofit Housing Producers. By Joseph T. Howell. Vol. 23, No. 3 (Fall 1993), p. 77.
- The Hobson's Choices of Urban Planners. By Thomas M. Parzinger. Vol. 24, No. 3 (Fall 1994), p. 79.

#### RISK ANALYSIS AND CONTROL TECHNIQUES

- Assessing the Risks for New Real Estate Loans. By Patrick J. Corcoran. Vol. 24, No. 1 (Spring 1994), p. 10.
- Duration: A Measure of the Risk of Real Estate Lease Transactions. By Kenneth A. Posner. Vol. 24, No. 3 (Fall 1994), p. 24.

## SHOPPING CENTERS

- Converting Shopping Centers into Campuses. By Paul Z. Pilzer. Vol. 23, No. 1 (Spring 1993), p. 72.
- Making Landlords Accountable for CAM Charge. By Jeffrey H. Newman. Vol. 23, No. 4 (Winter 1994), p. 72.
- Revitalizing Regional Malls. By Kevin K. Nunnink. Vol. 23, No. 2 (Summer 1993), p. 25.
- The Small-Store Tenant's Guide to Shopping Center Leases. By David W. Barron. Vol. 24, No. 4 (Winter 1995), p. 29.
- Will Neighborhood Shopping Centers be Extinct By the Twenty-First Century? By Lawrence E. Fiedler and Nina M. Weissenberger. Vol. 24, No. 2 (Summer 1994), p. 45.

# SOCIAL ISSUES

The Peril of Our Inner Cities. By Thomas J. Klutznick. Vol. 24, No. 4 (Winter 1995), p. 74.

## TAX ISSUES AND REGULATIONS

- Abandoning the Partner-Ship. By Edward I. Foster. Vol. 23, No. 3 (Fall 1993), p. 7.
- Alter Ego (or, the Government Wins). By Edward I. Foster. Vol. 24, No. 1 (Spring 1994), p. 5.
- Alternative Minimum Tax: The 1993 Tax Law and Real Estate Investment. By Mary Beth Throneberry and Robert D. Hayes. Vol. 24, No. 2 (Summer 1994), p. 29.
- Appeals For Tax Relief Based on Environmental Contamination. By Michael F. Reilly. Vol. 14, No. 4 (Winter 1995), p. 25.
- Benefits of Tax Law-Coordinated Design and Construction. By W. Frank Little Jr. Vol. 24, No. 4 (Winter 1995), p. \_\_\_\_\_.
- Changing Concepts of Like-Kind Exchanges. By Edward I. Foster. Vol. 2, No. 4 (Winter 1995), p. \_\_\_\_\_.
- Determining the Tax Treatment of Repair Expenses. By Mark L. Segal. Vol. 24, No. 1 (Spring 1994), p. 66.
- Maximizing After-Tax Returns in the World of Passive Losses. By Linda L. Johnson and James A. Fellows. Vol. 23, No. 2 (Summer 1993), p. 29.

- Passing Back the Cost of Your Superfund Cleanup. By Roger F. Cox. Vol. 23, No. 2 (Summer 1993), p. 11.
- Passive Activity May Now Be Active—If the Investor is Not Too Passive. By Edward I. Foster. Vol. 23, No. 4 (Winter 1994), p. 9.
- Personal Interest! Whose Business? By Edward I. Foster. Vol. 24, No. 3 (Fall 1994), p. 93.
- Regulatory Takings of Realty: The Income Tax Implications. By James A. Fellows. Vol. 24, No. 3 (Fall 1994), p. 55.
- REITs and the Revenue Reconciliation Act of 1993. By David Richmann. Vol. 24, No. 2 (Summer 1994), p. 35.
- Selling a Principal Residence in a Slow Market Poses Complex Tax Choices. By Edward I. Foster. Vol. 24, No. 2 (Summer 1994), p. 81.
- Split Purchase Benefits Under Current Tax Law. By Rolf Auster and R. Dan Edwards. Vol. 24, No. 3 (Fall 1994), p. 65.
- Tax Advantages of a Split Purchase Partnership. By Rolf Auster, Lowell J. Cramer, and Paul C. Lau. Vol. 23, No. 3 (Fall 1993), p. 85.
- Tax Aspects of Acquiring Business or Investment Real Estate. By Leonard G. Weld, Charles E. Price, and Charles P. Edmonds. Vol. 24, No. 1 (Spring 1994), p. 27.
- Tax Implications of Conservation Easements. By John B. Wright. Vol. 24, No. 2 (Summer 1994), p. 75.
- Tax Treatment of Owner-Occupied Housing: An International Comparison. By John F. McDonald. Vol. 24, No. 4 (Winter 1995), p. 69.
- The Deferred Like-Kind Exchange. By Joel B. Haynes and Bruce M. Bird. Vol. 24, No. 4 (Winter 1995), p. 54.
- The Tax Advantages in Joint Purchases. By Rolf Auster. Vol. 23, No. 1 (Spring 1993), p. 49.
- The Tax Benefits of Dedicating Open Space. By Richard Simonson. Vol. 24, No. 1 (Spring 1994), p. 61.

# TITLE INSURANCE

Environmental Contamination and Title Conveyance. By Gregory G. Gosfield. Vol. 24, No. 2 (Summer 1994), p. 55.

## **WORKOUTS AND DISTRESSED PROPERTIES**

- Averting the Consequences of Tenant Bankruptcy. By Edward A. Cherry and Dean M. Gloster. Vol. 23, No. 1 (Spring 1993), p. 37.
- Balancing the Pain and the Gain: Lender Participation in Workouts. By David R. Dlugie and Kenneth M. Jacobson. Vol. 23, No. 1 (Spring 1993), p. 32.
- Japanese Participation in US Real Estate Workouts. By Edwin B. Reeser III. Vol. 24, No. 3 (Fall 1994), p. 17.
- Lender Responses to Troubled Loans. By Lester M. Bliwise, Paul N. Watterson, Jr. and Robert M. Denicola. Vol. 23, No. 3 (Fall 1993), p. 59.
- Salvaging the Hotel Property By Chapter 11 Bankruptcy. By Thomas P. Sayer, Jr. Vol. 23, No. 3 (Fall 1993), p. 55.
- The Cumbersome RTC Bid Process. By Robert H. Hagan. Vol. 23, No. 2 (Summer 1993), p. 63.
- The False Promises of Recourse Loans. By Stanley L. Iezman and Russell B. Arnold. Vol. 24, No. 3 (Fall 1994), p. 8.

# ALPHABETICAL INDEX TO AUTHORS

## ā

- Abbasi, Robert A. Hedging Interest Rate Risk on Variable Rate Debt. Vol. 23, No. 3 (Fall 1993), p. 44.
- Adams, James M. Critical Skills and the Real Estate Industry. Vol. 24, No. 3 (Fall 1994), p. 87.
- Allen, Marcus T. The Negotiating Skills of Successful Corporate Managers. Vol. 23, No. 4 (Winter 1994), p. 76.
- Anglyn, William T. Real Estate's Role in an Investment Portfolio. Vol. 24, No. 2 (Summer 1994), p. 13.
- Appel, James R. Riverboat Gaming Bonanza. Vol. 24, No. 2 (Summer 1994), p. 40.
- Arnold, Russell B. The False Promises of Recourse Loans. Vol. 24, No. 3 (Fall 1994), p. 8.
- Auster, Rolf. Tax Advantages of a Split Purchase Partnership. Vol. 23, No. 3 (Fall 1993), p. 85.
- ---Split Purchase Benefits Under Current Tax Law. Vol. 24, No. 3, (Fall 1994), p. 65.
- The Tax Advantages in Joint Purchases. Vol. 23, No. 1 (Spring 1993), p. 49.
- When to Prepay a Home Mortgage. Vol. 24, No. 1 (Spring 1994), p. 70.

#### B

- Barron, David W. The Small-Store Tenant' Guide to Shopping Center Leases. Vol. 24, No. 3 (Winter 1995), p. 29.
- Beals, Paul. Accountants Do Understand Depreciation? Vol. 23, No. 4 (Winter 1994), p. 42.
- Rehabilitating Hotel Feasibility Studies. Vol. 24, No. 1 (Spring 1994), p. 58.
- Bird, Bruce M. The Deferred Like-Kind Exchange. Vol. 24, No. 4 (Winter 1995), p. 54.
- Bliwise, Lester M. Lender Responses to Troubled Loans. Vol. 23, No. 3 (Fall 1993), p. 59.
- Born, Waldo L. Book Review: Wealth Without Risk & Financial Self Defense by Charles J. Givens. Vol. 23, No. 4 (Winter 1994), p. 86.
- Bruno, Carl. A Performance-Based Executive Compensation Structure for RE Pension Advisory Firms. Vol. 24, No. 2 (Summer 1994), p. 85.
- —-Emerging Issues in Stock-Based Compensation Plans for REITs. Vol. 24, No. 3 (Fall 1994), p. 90.
- The 1990s: A Decade of Redesign for Executive Compensation. Vol. 24, No. 4 (Winter 1995), p. 80.
- Burley, Peter C. Regional Economic Risk Analysis: A Portfolio Manager's Guide. Vol. 23, No. 4 (Winter 1994), p. 30.

## C

- Carter, Doug. Book Review:Wealth Without Risk & Financial Self-Defense by Charles J. Givens. Vol. 23, No. 4 (Winter 1994), p. 86.
- Casey, K. Mike. Lenders: Treat Green Issues Cautiously. Vol. 24, No. 2 (Summer 1994), p. 62.
- Caulfield, Jon P. Assessing Timberland Investment Performance. Vol. 24, No. 1 (Spring 1994), p. 76.
- Cherry, Edward A. Averting the Consequences of Tenant Bankruptcy. Vol. 23, No. 1 (Spring 1993), p. 37.
- Colwell, Peter F. Residual Share Contracts for Compensating Buyer Brokers. Vol. 24, No. 1 (Spring 1994), p. 82.

- Corcoran, Patrick J. Assessing the Risks for New Real Estate Loans. Vol. 24, No. 1 (Spring 1994), p. 10.
- —Searching For the Bottom of the Office Market. Vol. 23, No. 1 (Spring 1993), p. 15.
- Cox, Roger F. Passing Back the Cost of Your Superfund Cleanup. Vol. 23, No. 2 (Summer 1993), p. 11.
- Cramer, Lowell J. Tax Advantages of a Split Purchase Partnership. Vol. 23, No. 3 (Fall 1993), p. 85.
- Crawford, Joe J. Case Study of a Mixed-Property REMIC. Vol. 24, No. 3 (Fall 1994), p. 71.
- Crosson, Stephen T. Redesigning Appraisal Reports for Securitized Offerings. Vol. 23, No. 2 (Summer 1993), p. 35.

#### n

- Dannis, Charles G. Redesigning Appraisal Reports for Securitized Offerings. Vol. 23, No. 2 (Summer 1993), p. 35.
- Daspin, D. Albert. Negotiating Office Lease Operating Cost Pass-Throughs. Vol. 23, No. 4 (Winter 1994), p. 62.
- DeCain, Paul F. Determining the Discount Rate From a CAPM Equation. Vol. 24, No. 3 (Fall 1994), p. 33.
- De Clef Piñeiro, John. Negotiating Build-Out Allowances. Vol. 23, No. 4 (Winter 1994), p. 67.
- —Rethinking the Agenda: Pre-Lease Negotiation of Business Terms. Vol. 24, No. 4 (Winter 1995), p. 37.
- Denicola, Robert M. Lender Responses to Troubled Loans. Vol. 23, No. 3 (Fall 1993), p. 59.
- Devoe, Lambert T. The Explosion of Commercial Property Securitization. Vol. 2, No. 4 (Winter 1995), p. 5.
- Dickens, Ross N. Lenders: Treat Green Issues Cautiously. Vol. 24, No. 2 (Summer 1994), p. 62.
- Dlugie, David R. Balancing the Pain and the Gain: Lender Participation in Workouts. Vol. 23, No. 1 (Spring 1993), p. 32.
- Duett, Edwin H. Market Value Accounting for MBS Assets. Vol. 24, No. 2 (Summer 1994), p. 79.

#### F

- Edmonds, Charles P. How Much is the Business Worth? Vol. 23, No. 2 (Summer 1993), p. 39.
- —Real Estate's Role in an Investment Portfolio. Vol. 24, No. 2 (Summer 1994), p. 13.
- Tax Aspects of Acquiring Business or Investment Real Estate. Vol. 24, No. 1 (Spring 1994), p. 27.
- Edwards, R. Dan. Split Purchase Benefits Under Current Tax Law. Vol. 24, No. 3 (Fall 1994), p. 65.

#### F

- Fellows, James A. Maximizing After-Tax Returns in the World of Passive Losses. Vol. 23, No. 2 (Summer 1993), p. 29.
- —Regulatory Takings of Realty: The Income Tax Implications. Vol. 24, No. 3 (Fall 1994), p. 55.
- Ferguson, William J. A Performance-Based Executive Compensation Structure for Real Estate Pension Advisory Firms. Vol. 24, No. 2 (Summer 1994), p. 85.
- —Compensation of REIT Senior Management—Paying for Future Performance. Vol. 23, No. 4 (Winter 1994), p. 15.
- —Compensation Retrospective for 1992. Vol. 23, No. 1 (Spring 1993), p. 12.
- Inadequacies of Pay-for-Performance Systems Among Homebuilders. Vol. 23, No. 3 (Fall 1993), p. 5.

- —1994 Compensation—Commercial Sector Improvement and Potential Residential Decline. Vol. 24, No. 1 (Spring 1994), p. 8.
- Fiedler, Lawrence E. Is There Any Cash in Cash Flow? Vol. 23, No. 3 (Fall 1993), p. 12.
- —The Elements of a Real Estate Investor's Aspired Rate of Return. Vol. 23, No. 1 (Spring 1993), p. 42.
- —The Explosion of Commercial Property Securitization. Vol. 24, No. (Winter 1995), p. 5.
- —Will Neighborhood Shopping Centers be Extinct by the Twenty-First Century? Vol. 24, No. 2 (Summer 1994), p. 45.
- Fleischer, David. Forgive Us Our Debts: The Nonrecourse Bargain. Vol. 24, No. 2 (Summer 1994), p. 25.
- Foster, Edward I. Abandoning the Partner-Ship. Vol. 23, No. 3 (Fall 1993), p. 7.
- Alter Ego (or, the Government Wins). Vol. 24, No. 1 (Spring 1994), p. 5.
- —Changing Concepts of Like-Kind Exchanges. Vol. 24, No. 4 (Winter 1995), p. 85.
- -Forfeiture of Real Estate. Vol. 23, No. 1 (Spring 1993), p. 6.
- Passive Activity May Now Be Active—If the Investor is Not Too Passive. Vol. 23, No. 4 (Winter 1994), p. 9.
- —Personal Interest: Whose Business? Vol. 24, No. 3 (Fall 1994), p. 93.
- —Selling a Principal Residence in a Slow Market Poses Complex Tax Choices. Vol. 24, No. 2 (Summer 1994), p. 81.

#### C

- Gloster, Dean M. Averting the Consequences of Tenant Bankruptcy. Vol. 23, No. 1 (Spring 1993), p. 37.
- Goldstein, Avi. Conduit Operations: Fad or Future of Commercial Real Estate Lending. Vol. 24, No. 4 (Winter 1995), p. 18.
- Golz, Gregory L. The Compensation of REIT CEOs Provides Inadequate Incentives. Vol. 23, No. 2 (Summer 1993), p. 7.
- Gorlow, Robert M. Determining Investment Value in an Illiquid Market. Vol. 23, No. 4 (Winter 1994), p. 24.
- —The Securitization of Institutional Real Estate Investments. Vol. 23, No. 1 (Spring 1993), p. 22.
- Gosfield, Gregory G. Environmental Contamination and Title Conveyance. Vol. 24, No. 2 (Summer 1994), p. 55.
- Guttery, Randall S. Stimulating New Home Sales by Taking Older Houses in Trade. Vol. 23, No. 2 (Summer 1993), p. 86.
- Gyourko, Joseph. Comparing Apartment and Office Investments. Vol. 23, No. 2 (Summer 1993), p. 17.
- The Long-Term Prospects of the REIT Market. Vol. 24, No. 1 (Spring 1994), p. 42.

#### н

- Hagan, Robert H. The Cumbersome RTC Bid Process. Vol. 23, No. 2 (Summer 1993), p. 63.
- Halpern, Philip. Strategies for Financing Affordable Housing. Vol. 24, No. 1 (Spring 1994), p. 47.
- Hand, John H. Real Estate's Role in an Investment Portfolio. Vol. 24, No. 2 (Summer 1994), p. 13.
- Handorf, William C. Hurdle Rates and Investment Analysis. Vol. 23, No. 4 (Winter 1994), p. 36.
- Hayes, Robert D. Alternative Minimum Tax: The 1993 Tax Law and Real Estate Investment. Vol. 24, No. 2 (Summer 1994), p. 29.

- Haynes, Joel B. The Deferred Like-Kind Exchange. Vol. 24, No. 4 (Winter 1995), p. 54.
- Henegar, Marc K. Airport Retailing Is About To Take Off. Vol. 23, No. 4 (Winter 1994), p. 57.
- Hernon, Janice C. Riverboat Gaming Bonanza. Vol. 24, No. 2 (Summer 1994), p. 40.
- Herzberg, Michael A. Compensation of REIT Senior Management—Paying for Future Performance. Vol. 23, No. 4 (Winter 1994), p. 15.
- Hoenig, James K. Dispute Resolution in Construction and Real Estate. Vol. 23, No. 1 (Spring 1993), p. 79.
- Holden, Meg P. The Geographic Distribution of REIT Properties. Vol. 24, No. 1 (Spring 1994), p. 33.
- Howell, Joseph T. The Economics of Nonprofit Housing Producers. Vol. 23, No. 3 (Fall 1993), p. 77.
- Hunter, Keith W. Dispute Resolution in Construction and Real Estate. Vol. 23, No. 1 (Spring 1993), p. 79.
- Iezman, Stanley L. The False Promises of Recourse Loans. Vol. 24, No. 3 (Fall 1994), p. 8.
- Jacobson, Kenneth M. Acquiring and Financing Loan Portfolios. Vol. 24, No. 1 (Spring 1994), p. 21.
- —Balancing the Pain and the Gain: Lender Participation in Workouts. Vol. 23, No. 1 (Spring 1993), p. 32.
- Janda, Mark D. The Elements of a Real Estate Investor's Aspired Rate of Return. Vol. 23, No. 1 (Spring 1993), p. 42.
- Jett, Charles C. Critical Skills and the Real Estate Industry. Vol. 24, No. 3 (Fall 1994), p. 87.
- Johnson, Linda L. Maximizing After-Tax Returns in the World of Passive Losses. Vol. 23, No. 2 (Summer 1993), p. 29.
- Kevenides, Herve A. Book Review: Property Finance: International Perspective, Catuchi w/Rosenberg. Vol. 23, No. 1 (Spring 1993), p. 93.
- King, Jr., Donald A. Why Diversification Doesn't Work. Vol. 24, No. 2 (Summer 1994), p. 6.
- Klein, Stewart. Forgive Us Our Debts: The Nonrecourse Bargain. Vol. 24, No. 2 (Summer 1994), p. 25.
- Klutznick, Thomas J. The Peril of Our Inner Cities. Vol. 24, No. 4 (Winter 1995), p. 74.
- Kreiser, Larry. Inflation, the Depreciation Tax Shelter, and Reinvestment. Vol. 23, No. 2 (Summer 1993), p. 56.
- Lahey, Karen E. Do RICO Laws Threaten Innocent Lenders and Lienholders? Vol. 23, No. 3 (Fall 1993), p. 92.
- Lankford, Philip M. Regional Economic Risk Analysis: A Portfolio Manager's Guide. Vol. 23, No. 4 (Winter 1994), p. 30.
- Lau, Paul C. Tax Advantages of a Split Purchase Partnership. Vol. 23, No. 3 (Fall 1993), p. 85.
- Leung, Jacqueline S. Caveat Emptor or Caveat Broker? Vol. 23, No. 2 (Summer 1993), p. 91.
- Linneman, Peter. Comparing Apartment and Office Investments. Vol. 23, No. 2 (Summer 1993), p. 17.
- Liteplo, Donald N. Cap Rate Valuation Must Yield to Intensive Multi-Factor Analysis. Vol. 24, No. 3 (Fall 1994), p. 36.

- Little, Jr., W. Frank. Benefits of Tax Law-Coordinated Design and Construction. Vol. 24, No. 4 (Winter 1995), p. 60.
- Lohr, John H. Regional Economic Risk Analysis: A Portfolio Manager's Guide. Vol. 23, No. 4 (Winter 1994), p. 30.
- Lorant, Reginald J. Corporate Real Estate Service Needs Today. Vol. 23, No. 1 (Spring 1993), p. 29.
- Lu, Jennifer. Inflation, the Depreciation Tax Shelter, and Reinvestment. Vol. 23, No. 2 (Summer 1993), p. 56.

## M

- McCord, Sammy O. How Much is the Business Worth? Vol. 23, No. 2 (Summer 1993), p. 39.
- McDonald, John F. Tax Treatment of Owner-Occupied Housing. Vol. 24, No. 4 (Winter 1995), p. 69.
- Miller, Jerrold L. High Yields From Public/Private Multifamily Ventures. Vol. 24, No. 2 (Summer 1994), p. 66.
- Mintzer, Andy. Litigating About Unexpected Delays. Vol. 24, No. 2 (Summer 1994), p. 51.
- Mitchell, Patry. The 1990s: A Decade of Redesign for Executive Compensation. Vol. 24, No. 4 (Winter 1995), p. 80.
- Mouchly, Ehud. Optimizing Land Use in Multiuse Projects. Vol. 23, No. 2 (Summer 1993), p. 79.
- Murray, Robert B. Periodic Performance Evaluation. Vol. 24, No. 3 (Fall 1994), p. 50.
- Murtaugh, Christopher. Negotiating Office Lease Operating Cost Pass-Throughs. Vol. 23, No. 4 (Winter 1994), p. 62.

## N

- Newman, Jeffrey H. Making Landlords Accountable for CAM Charges. Vol. 23, No. 4 (Winter 1994), p. 72.
- Nourse, Professor Hugh O. The Negotiating Skills of Successful Corporate Managers. Vol. 23, No. 4 (Winter 1994), p. 76.
- Nunnink, Kevin K. Revitalizing Regional Malls. Vol. 23, No. 2 (Summer 1993), p. 25.

## 0

- Oharenko, John. Apartment Market Investment Update. Vol. 23, No. 3 (Fall 1993), p. 21.
- Olasov, Brian. Commercial Mortgage Securitization: Capital Markets Fill a Void. Vol. 24, No. 2 (Summer 1994), p. 18.
- Ominsky, Harris. Real Estate Options: It's More Blessed To Give Than To Receive. Vol. 24, No. 3 (Fall 1944), p. 62.
- Ori, Joseph J. Contrarian Investments and Real Estate Profits. Vol. 23, No. 4 (Winter 1994), p. 49.
- Owens, Robert W. The Difficulties of Periodic Performance Evaluation. Vol. 23, No. 2 (Summer 1993), p. 50.
- —Periodic Performance Evaluation. Vol. 24, No. 3 (Fall 1994), p. 50.

## P

- Pacetti, Eileen. Selecting a Property Management Firm. Vol. 23, No. 2 (Summer 1993), p. 70.
- Packer, III, James H. Book Review: Wealth Without Risk & Financial Self-Defense. Vol. 23, No. 4 (Winter 1994), p. 86.
- Parr, David M. Determining Investment Value in an Illiquid Market. Vol. 23, No. 4 (Winter 1994), p. 24.
- —The Securitization of Institutional Real Estate Investments. Vol. 23, No. 1 (Spring 1993), p. 22.
- Parzinger, Thomas M. The Hobson's Choices of Urban Planners. Vol. 24, No. 3 (Fall 1994), p. 79.

- Pedlow, Joseph M. Appraising Variable Rate Tax-Exempt Bond Financing. Vol. 23, No. 3 (Fall 1993), p. 33.
- Peiser, Richard B. Optimizing Land Use in Multiuse Projects. Vol. 23, No. 2 (Summer 1993), p. 79.
- Petuck, Stephen. Is There Any Cash in Cash Flow? Vol. 23, No. 3 (Fall 1993), p. 12.
- Pilzer, Paul Z. Converting Shopping Centers into Campuses. Vol. 23, No. 1 (Spring 1993), p. 72.
- Piñeiro, John de Clef. Rethinking the Agenda: Prelease Negotiation of Business Terms. Vol. 24, No. 4 (Winter 1995), p. 37.
- Pittman, Robert. The Negotiating Skills of Successful Corporate Managers. Vol. 23, No. 4 (Winter 1994), p. 76.
- Poindexter, Eugene O. Converting Mortgage Rates and Closing Costs in Real Interest Rates. Vol. 23, No. 1 (Spring 1993), p. 89.
- Poindexter, Georgette. The Limitations of Limited Liability Companies. Vol. 23, No. 4 (Winter 1994), p. 82.
- Posner, Kenneth A. Effective Rent as a Measure of Tenant Negotiating Leverage. Vol. 23, No. 3 (Fall 1993), p. 25.
- —-Duration: A Measure of the Risk of Real Estate Lease Transactions. Vol. 24, No. 3 (Fall 1994), p. 24.
- Price, Charles. Tax Aspects of Acquiring Business or Investment Real Estate. Vol. 24, No. 1 (Spring 1994), p. 27.
- Pugash, James J. Strong Performance in Single-Family Homebuilding. Vol. 23, No. 1 (Spring 1993), p. 83.

#### R

- Rabianski, Joseph S. Linking Particular Office Marketability to the Market. Vol. 24, No. 3 (Fall 1994), p. 83.
- Market Analyses and Appraisals: Problems Persist. Vol. 24, No 4 (Winter 1995), p. 45.
- —-Selecting a Property Management Firm. Vol. 23, No. 2 (Summer 1993), p. 70.
- Redding, Kim G. The Geographic Distribution of REIT Properties. Vol. 24, No. 1 (Spring 1994), p. 33.
- Reeser, Edwin B. Japanese Participation in US Real Estate Workouts. Vol. 24, No. 3 (Fall 1994), p. 17.
- Reilly, Michael F. Appeals for Tax Relief Based on Environmental Contamination. Vol. 24, No. 4 (Winter 1995), p. 25.
- Richmann, David. REITs and the Revenue Reconciliation Act of 1993. Vol. 24, No. 2 (Summer 1994), p. 35.
- Roulac, Stephen E. Instructive Real Estate Lessons from Bugsy. Vol. 23, No. 1 (Spring 1993), p. 62.

#### 8

- Sachlis, J. Minor. Hurdle Rates and Investment Analysis. Vol. 23, No. 4 (Winter 1994), p. 36.
- Sahling, Leonard. Is Central London's Office Market Poised for Recovery? Vol. 23, No. 3 (Fall 1993), p. 63.
- Sayer, Jr., Thomas P. Salvaging the Hotel Property by Chapter 11 Bankruptcy. Vol. 23, No. 3 (Fall 1993), p. 55.
- Segal, Mark A. Determining the Tax Treatment of Repair Expenses. Vol. 24, No. 1 (Spring 1994), p. 66.
- Shedlarz, Robert J. Do RICO Laws Threaten Innocent Lenders and Lienholders? Vol. 23, No. 3 (Fall 1993), p. 92.
- Shefter, Daniel. Can Prestige Value Be Quantified? Vol. 23, No. 3 (Fall 1993), p. 41.
- Shlosh, David M. Appraising Variable Rate Tax-Exempt Bond Financing. Vol. 23, No. 3 (Fall 1993), p. 33.

- Simondi, Michael P. Wall Street: The New Take-Out Lender. Vol. 24, No. 3, (Fall 1994), p. 5.
- Simonson, Richard. A Public Hearing as Theater. Vol. 24, No. 3 (Fall 1994), p. 75.
- —Building Subdivisions in Flood Hazard Areas. Vol. 24, No. 4 (Winter 1995), p. 50.
- —Filing a Subdivision Plan on the Land Records. Vol. 23, No. 2 (Summer 1993), p. 75.
- —-Navigating the Wetlands. Vol. 23, No. 1 (Spring 1993), p. 66
- —The Tax Benefits of Dedicating Open Space. Vol. 24, No. 1 (Spring 1994), p. 61.
- Sinha, Tapen. Making Optimal Space Renting Decisions. Vol. 24, No. 2 (Summer 1994), p. 71.
- Sirmans, C. F. Stimulating New Home Sales by Taking Older Houses in Trade. Vol. 23, No. 2 (Summer 1993), p. 86.
- Sprouls, Joseph W. Forgive Us Our Debts: The Nonrecourse Bargain. Vol. 24, No. 2 (Summer 1994), p. 25.
- Stein, Joshua. Mortgage Loan Structures for the 1990s. Vol. 24, No. 1 (Spring 1994), p. 15.
- Stotler, James. Estimating the Value of a Leased Fee Estate. Vol. 24, No. 4 (Winter 1995), p. 41.

#### 1

- Taylor, Louis W. The Securitization of Institutional Real Estate Investments. Vol. 23, No. 1 (Spring 1993), p. 22.
- Tebow, Brad. In Defense Of DCF Analysis. Vol. 24, No. 3 (Fall 1994), p. 43.
- Throneberry, Mary B. Alternative Minimum Tax: The 1993 Tax Law and Real Estate Investment. Vol. 24, No. 2 (Summer 1994), p. 29.
- Timm, Marissa. Real Estate's Flawed Paradigm: Stabilized Income. Vol. 23, No. 4 (Winter 1994), p. 17.
- Tole, Tommy M. How Much is the Business Worth? Vol. 23, No. 2 (Summer 1993), p. 39.
- Torto, Raymond G. Disappearing Demand for Warehouse, Store, and Shopping Facilities. Vol. 23, No. 4 (Winter 1994), p. 53.
- Trefzger, Joseph W. Residual Share Contracts for Compensating Buyer Brokers. Vol. 24, No. 1 (Spring 1994), p. 82.
- Treleven, Robert A. Residual Share Contracts for Compensating Buyer Brokers. Vol. 24, No. 1 (Spring 1994), p. 82.

## V

Verscaj, James P. Leasing Real Estate in the Russian Federation. Vol. 23, No. 3 (Fall 1993), p. 70.

#### W

- Warnick, Richard A. Making a Case for Independent Hotel Operation. Vol. 23, No. 3 (Fall 1993), p. 50.
- Warren, Charles B. Depreciation: Thoughts About the Cost Approach. Vol. 23, No. 2 (Summer 1993), p. 14.
- —Estimating Value in an Illiquid Market. Vol. 23, No. 1 (Spring 1993), p. 9.
- —-Factors Affecting the Value of Small Craft Harbors. Vol. 23, No. 4 (Winter 1994), p. 12.
- —Predicting the Price of Office Buildings Using Regression Models. Vol. 23, No. 3 (Fall 1993), p. 10.
- --- The End of Appraisal. Vol. 24, No. 4 (Winter 1995), p. 77.
- Watterson, Jr., Paul N. Lender Responses to Troubled Loans. Vol. 23, No. 3 (Fall 1993), p. 59.

- Weissenberger, Nina M. Will Neighborhood Shopping Centers be Extinct by the Twenty-First Century? Vol. 24, No. 2 (Summer 1994), p. 45.
- Weld, Leonard G. Tax Aspects of Acquiring Business or Investment Real Estate. Vol. 24, No. 1 (Spring 1994), p. 27.
- Wheaton, William C. Disappearing Demand for Warehouse, Store, and Shopping Facilities. Vol. 23, No. 4 (Winter 1994), p. 53.
- Wright, John B. Tax Implications of Conservation Easements. Vol. 24, No. 2 (Summer 1994), p. 75.

#### V

Young, Michael S. Why Diversification Doesn't Work. Vol. 24, No. 2 (Summer 1994), p. 6.

## 7

- Zani, William M. A Current Value Measure for Corporate Real Estate. Vol. 23, No. 2 (Summer 1993), p. 44.
- Zink, Michael. Apartment Market Investment Update. Vol. 23, No. 3 (Fall 1993), p. 21.

